012.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	876,100 / 876,100
					USE VALUE:	876,100 / 876,100
					ASSESSED:	876,100 / 876,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		PRINCETON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY BRENDAN & ELIZABETH M	
Owner 2:		
Owner 3:		
Street 1:	31 PRINCETON RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	KEARNEY ROBERT J/RACHEL A -
Owner 2:	-
Street 1:	31 PRINCETON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1695 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7622.000	324,700		551,400	876,100
Total Card	0.175	324,700		551,400	876,100
Total Parcel	0.175	324,700		551,400	876,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.75 | /Parcel: 516.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 9797

GIS Ref

GIS Ref

Insp Date 11/29/17

!1221!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	324,700	0	7,622.	551,400	876,100		Year end	12/23/2021
2021	101	FV	315,400	0	7,622.	551,400	866,800		Year End Roll	12/10/2020
2020	101	FV	315,400	0	7,622.	551,400	866,800	866,800	Year End Roll	12/18/2019
2019	101	FV	239,900	0	7,622.	713,500	953,400	953,400	Year End Roll	1/3/2019
2018	101	FV	221,100	0	7,622.	454,100	675,200	675,200	Year End Roll	12/20/2017
2017	101	FV	221,100	0	7,622.	415,100	636,200	636,200	Year End Roll	1/3/2017
2016	101	FV	221,100	0	7,622.	337,300	558,400	558,400	Year End	1/4/2016
2015	101	FV	215,900	0	7,622.	337,300	553,200	553,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:42:37

LAST REV

Date	Time
03/29/19	09:53:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1221

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEARNEY ROBERT	1389-7		8/18/2010		513,000	No	No		
COOLIDGE EDNA M	1273-138		8/29/2003	Estate/Div	300,000	No	No		
	514-13		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	9797
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2016	41	Alterati	2,501					
1/27/2013	59	Renovate	17,866	C				
7/26/2012	938	Addition	127,506					NEW KIT/DINING ARE
5/10/2004	358	Wood Dec	1,600					10X27
8/2/1999	489	Manual	3,000					REROOF
7/23/1999	463	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Inspected	BS	Barbara S
11/16/2017	MEAS&NOTICE	BS	Barbara S
3/5/2014	Info Fm Prmt	EMK	Ellen K
5/7/2009	Meas/Inspect	372	PATRIOT
9/27/1999	Meas/Inspect	263	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7622		Sq. Ft.	Site		0	85.	0.85	2									551,363						551,400	

Total AC/HA:	0.17498	Total SF/SM:	7622	Parcel LUC:	101	One Family	Prime NB Desc	KEL/MANOR	Total:	551,363	Spl Credit		Total:	551,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33314896
Const Adj.:	0.99989998
Adj $ / SQ:	173.292
Other Features:	93345
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398889
Depreciation:	74193
Depreciated Total:	324696

COMMENTS

TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

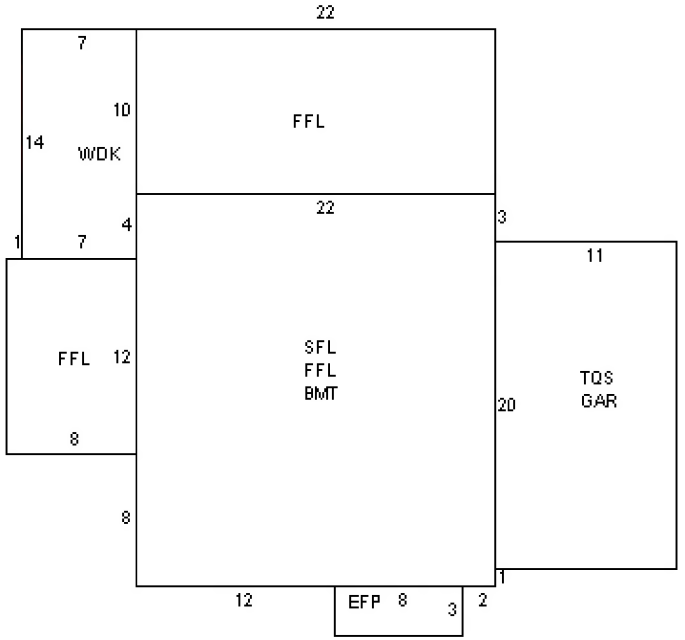
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.29
Special Features:	0	Val/Su Net:	134.90
Final Total:	324700	Val/Su SzAd	211.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	844	173.290	146,258
BMT	Basement	528	56.980	30,085
SFL	Second Floor	528	173.290	91,498
GAR	Garage	220	26.360	5,799
TQS	3/4 Story	165	173.290	28,593
WDK	Deck	98	16.000	1,568
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	2,407	Total:	305,543
Size Ad	1537	Gross Area	2462	FinArea 1695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

012.0-0005-0008.0

IMAGE

AssessPro Patriot Properties, Inc